



**Regular Meeting of the Planning Commission**

Tuesday, November 14, 2023

7 pm Regular Meeting

101 14<sup>th</sup> Street, Cloquet, MN 55720

**AGENDA**

1. Call to Order
2. Roll Call
3. Additions/Changes to the Agenda
4. Minutes from the October 10, 2023, Planning Commission meeting  
\_\_\_\_\_
5. Zoning Case 23-11, Annual Excavation Permits  
\_\_\_\_\_
6. Zoning Case 23-12, City of Cloquet, Zoning Ordinance Amendment, Mobile Storage Containers  
\_\_\_\_\_
7. Zoning Case 23-13, City of Cloquet, Sacred Communities and Micro-Unit Dwellings  
\_\_\_\_\_
8. Commissioner's Questions/Comments
9. Adjourn

**NEXT MEETING:**  
December 12<sup>th</sup> @ 7 pm



**Regular Meeting of the Planning Commission**

Tuesday, October 10, 2023

7:00 p.m.

101 14<sup>th</sup> Street, Cloquet, MN 55720

**CALL TO ORDER**

Terri Lyytinen called the meeting to order at 7:00 p.m.

**ROLL CALL**

**Attending:** Planning Commission members: Terri Lyytinen, Brittany Kuschel, Michelle Wick;  
City: Al Cottingham.

**Absent:** Elizabeth Polling and Philip Demers

**Others Present:** Ken and Lisa Maki, Dan Lundquist, Angela Wuollet and Amanda Wilson.

**AGENDA ITEMS**

**Additions/Changes to the Agenda**

None.

**August 29, 2023, Meeting Minutes**

Chairperson Lyytinen asked for any corrections or additions.

**Motion:** Commissioner Kuschel made a motion to approve the Planning Commission meeting minutes from August 29, 2023, Commissioner Wick seconded. (Motion was approved 3-0).

**Zoning Case 23-09: City of Cloquet, TIF District**

Chairperson Lyytinen introduced Zoning Case 23-09 TIF District for the City of Cloquet. She asked Mr. Cottingham to provide an overview. Mr. Cottingham stated the City of Cloquet is looking to create a TIF Development District No. 6 and a TIF District No. 6-1. This would be assisting Upper Lakes Foods (ULF) with a 7,000 sq. ft. addition. State Statute requires that a municipal land sale and its proposed use conform to the Comprehensive Plan. The proposed use of the land is for an office/warehouse building. The Comprehensive Plan for the area is "Highway Commercial" which allows for office/warehouse businesses.

There being no discussion Chairman Lyytinen called for a motion.



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**Motion:** Commissioner Kuschel made a motion approving Resolution 23-09 a Resolution of the Planning Commission finding that a Development Program for Development District No. 6 and a Tax Increment Financing Plan for Tax Increment Financing District No. 6-1 conform to the General Development Plans for Development and Redevelopment of the City, Commissioner Wick seconded. (Motion passed 3-0)

**Zoning Case 23-10: Ken Maki, Comprehensive Plan Amendment and Rezoning**

Chairperson Lyytinen introduced Zoning Case 23-10 Ken Maki, Comprehensive Plan Amendment and Rezoning and opened the public hearing. She asked Mr. Cottingham to provide an overview. Mr. Cottingham stated Ken Maki is proposing a comprehensive Plan Amendment and Rezoning for property located south of North Road and Sunnyside Lane. The Comprehensive Plan Amendment is from Moderate to High Density Residential to Highway Commercial and the Rezoning is from R1 – Single-Family Residence District to RC – Regional Commercial District. If approved Mr. Maki would be looking to construct an office/shop on the site. He pointed out that he had received an email from John Sanders and a letter from Terry Hoy pertaining to the request, copies had been placed at the commission’s spots. Mr. Maki was present to answer any questions.

Ms. Angela Wuollet, 4540 Shaw Road, Hibbing stated she owns the property at 108 North Road that is occupied by her son and his finance. She is concerned about the noise and possible reduction in property values. She stated that moving further away would help but farther than this site would be better.

Ms. Amanda Wilson, 108 North Road, Cloquet stated her concerns about the noise and the waking up of her children. She stated the moving would be better but not the best. She wondered what would happen with the current location.

Mr. Dan Lundquist, 306 Johnson Ave, Cloquet inquired what the plans were for the property. He was not opposed to business but wondered about the plans.

Mr. Maki stated he wanted to get his trucks out of his yard and into a building. He has been looking for a place to move his trucks out of his yard and away from his house. Typically, they leave in the morning and are back at the end of the day. He hopes that eventually he will be able to have access from this site out to Hwy 33. They want to be able to get his equipment into a building.

Ms. Wilson inquired about the current site.

Mr. Maki stated that they would build a garage for his use and not the business.



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The commission discussed the correspondence that was submitted and inquired of Mr. Cottingham the concerns of Mr. Sanders and his concerns of losing residential land and blocking in Boulder Drive.

Mr. Cottingham noted that the assisted living facility was between this property and the homes on the north side of Boulder Drive. Mr. Sanders property is over 700 feet away from this property. This property and the parcel to the north and south are landlocked and currently owned by the property owners to the east that abut Hwy 33. Mr. Maki would need to amend an existing driveway easement that he has to allow this parcel to access the private driveway of the assisted living facility. It makes more sense to have these parcels zoned commercial rather than residential and allow for the expansion of the business along Hwy 33.

There being no discussion Chairman Lyytinen closed the public hearing and called for a motion.

**Motion:** Commissioner Kuschel made a motion recommending the approval of the Comprehensive Plan Amendment (Land Use Plan) from “Moderate to High Density Residential” to “Highway Commercial” for Ken Maki, Commissioner Wick seconded. (Motion passed 3-0)

**Motion:** Commissioner Kuschel made a motion recommending the approval of the Rezoning from “R- - Single-Family Residence” to “RC – Regional Commercial” for Ken Maki, Commissioner Wick seconded. (Motion passed 3-0)

Mr. Cottingham stated these would go to the City Council at their meeting on October 17<sup>th</sup> at 6:00 pm.

**Commissioner’s Questions/Comment**

Mr. Cottingham stated there would be a meeting on November 14<sup>th</sup> with currently two public hearings for Ordinance Amendments and the annual renewal of the gravel operations.

**Next Meeting**

November 14, 2023

The meeting adjourned 7:37 p.m.

Respectfully submitted,

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Al Cottingham, City Planner/Zoning Administrator



**Community Development Department**

101 14<sup>th</sup> Street • Cloquet MN 55720  
Phone: 218-879-2507 • Fax: 218-879-6555

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To: Planning Commission  
From: Al Cottingham, City Planner/Zoning Administrator  
Date: November 8, 2023

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**ITEM DESCRIPTION: Zoning Case 23-11: Gravel Mining Excavation Permit  
Renewals for 2024**

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**Background**

All sand and gravel mining and processing operations require an annual excavation permit. The excavation permit is an annual permit issued at the discretion of the City and does not confer or grant a property right. Prior to renewal of these permits, staff visits each pit to examine the conditions to ensure that zoning ordinance requirements are being met. The excavation permits will be considered at the regular Planning Commission meeting on November 14, 2023.

**Policy Objectives**

Inspections of active gravel mining operations were conducted in October in accordance with Chapter 17.6.20 Subdivision 8 of the Cloquet Zoning Ordinance. Attached Commissioners will find reports on the annual gravel mine inspections for the four operating within the city.

The Zack Sand and Gravel Pit had minimal work from it this year. They have a crusher set up to begin crushing operations in the spring. Staff has not received any complaints regarding this pit. Mr. Zack will need to begin working on the north slope of his pit to restore it to the approved 4:1 slope.

The Ulland pit had an asphalt plant located in the pit at various times this summer. They had a large amount of activity from the pit this year. They removed over 92,000 cubic yards of material this year as of mid-October. Staff did receive two complaints about the operations running before 7:00 am and after 7:00 pm. Staff has contacted them regarding these occurrences. In both cases, physical work was not being done but bringing in equipment from another location and starting up the asphalt plant so it would be ready for the 7:00 start.

The KGM pit is used primarily for KGM and the wood chip operation for Sappi. They had a large amount of activity from this pit this year. They removed over 28,000 cubic yards of material this year as of the end of September. They also had an asphalt plant located in the pit at various times this summer. The city received no complaints on the KGM pit.

The Carlton County pit is used primarily for stockpiling of material and not much mining anymore. The millings from different projects have been stored there. The city received no complaints on the County pit.



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**Financial Impacts**

The Annual Excavation Permit renewal fee is \$300. An updated bond is required of all applicants, along with a questionnaire, and on-site inspection by City staff.

**Advisory Committee Action Requested**

That the below four excavation permits be renewed for 2024, subject to the conditions established with the original permits and the filing of appropriate bonds as stipulated in the Cloquet Zoning Ordinance.

- Abramson Construction, Inc. / KGM (Permits #76-18, 95-2)
- Carlton County Highway Department (Permit #75-3)
- Ulland Brothers, Inc. (Permits #75-1, 75-5, and 79-7)
- Zack Sand and Gravel (Permit #08-01)

**Staff Recommendation**

Staff recommends the Planning Commission move to adopt Resolution No. 23-11, A Resolution Recommending Approval of the Gravel Mine Renewals for 2024.

**Supporting Documents Attachments**

- Resolution No. 23-11
- Pit Inspection Sheets

**STATE OF MINNESOTA**

**COUNTY OF CARLTON**

**CITY OF CLOQUET**

Commissioner \_\_\_\_\_ offered the following Resolution and moved its adoption.

**RESOLUTION NO. 23-11**

**A RESOLUTION RECOMMENDING THE CITY COUNCIL OF  
CLOQUET APPROVE THE ANNUAL EXCAVATION PERMITS FOR  
2024**

**WHEREAS**, the following gravel mine operators have submitted request for renewal of their Excavation and Operating Permits for the year 2024:

- Abramson Construction, Inc./KGM (Permits #76-18 and 95-2)
- Carlton County Highway Department (Permit #75-3)
- Ulland Brothers, Inc. (Permits #75-1, 75-5 and 79-7)
- Zack Sand and Gravel (Permit #08-01); and,

**WHEREAS**, said renewals were considered at the regular meeting of the Cloquet Planning Commission on November 14, 2023, at which time information was reviewed relative to said renewals, and questions were asked of those gravel mine operator representatives in attendance; and,

**WHEREAS**, no changes were proposed by any of the operators for their operations; and,

**WHEREAS**, the Planning Commission found that renewal is in order at this time for all operations listed above; and,

**WHEREAS**, the Commission recommends the renewal of the gravel mining Excavation Permits subject to the conditions established with the original permits and the filing of appropriate bonds as stipulated in the Cloquet Zoning Ordinance.

**NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA,** that it recommends to the City Council approval of the renewal of the gravel mining Excavation and Operating Permits subject to the conditions established with the original permits and the filing of appropriate bonds as stipulated in the Cloquet Zoning Ordinance.

The foregoing motion was duly seconded by Commissioner \_\_\_\_\_ and being put to vote members voted: AYE: \_\_\_\_ NAY: \_\_\_\_ ABSENT: \_\_\_\_

PHILIP DEMERS	_____	BRITTANY KUSCHEL	_____
TERRI LYYTINEN	_____	ELIZABETH POLLING	_____
MICHELLE WICK	_____		

Passed and adopted this 14<sup>th</sup> day of November 2023.

CITY OF CLOQUET

\_\_\_\_\_  
TERRI LYYTINEN  
CHAIR

ATTEST: \_\_\_\_\_  
Alan Cottingham  
City Planner/Zoning Administrator



## GRAVEL MINE ANNUAL INSPECTION CHECKLIST

SITE IDENTIFICATION: **KGM**

DATE OF INSPECTION: **October 24, 2023** TIME OF DAY: **1:45 pm**

WEATHER CONDITIONS: **Cloudy, 55 degrees, early Fall**

PRESENT: **Al Cottingham and Caleb Peterson**

	<b>OK</b>	<b>Not OK</b>	
1.	X	<input type="checkbox"/>	Steep slopes (1:1 or greater) protected.
2.	X	<input type="checkbox"/>	Security gate installed and used.
3.	X	<input type="checkbox"/>	Operating hours honored.
4.	X	<input type="checkbox"/>	Inactive slopes maintained.
5.	X	<input type="checkbox"/>	Setbacks satisfactory (old @ 200' res.; 50' non-res.).
6.	X	<input type="checkbox"/>	Stockpiles @ 500' (100' non-res.); height @ 40'.
7.	X	<input type="checkbox"/>	Excavation @ 500' (100' non-res.).
8.	X	<input type="checkbox"/>	Asphalt plant @ 2,600' (1,000' non-res.; 500' old).
9.	X	<input type="checkbox"/>	Crushing plant on pit floor.
10.	X	<input type="checkbox"/>	Erosion/drainage controlled; no standing water.
11.	X	<input type="checkbox"/>	Dust control.
12.	X	<input type="checkbox"/>	Level bottom in non-active areas.
13.	X	<input type="checkbox"/>	Noise levels not exceeded.
14.	X	<input type="checkbox"/>	Reclamation of mined-out sections.
15.	X	<input type="checkbox"/>	Recyclable materials present over 2 years.

### **COMMENTS**

The KGM pit is owned and operated from the main office in Angora, MN. The property is zoned Heavy Industrial.

Carlson Timber remains active in the pit chipping wood and loading semi trucks to haul the wood chips to Sappi.

KGM had a fair amount of activity this year from their pit. The major pit faces have been worked this year with over 28,000 cubic yards removed by the end of September with lots of material still being hauled out. They have had an asphalt plant set up at various times during the season.







## GRAVEL MINE ANNUAL INSPECTION CHECKLIST

SITE IDENTIFICATION: **Carlton County – Airport Road**

DATE OF INSPECTION: **October 24, 2023** TIME OF DAY: **1:30 pm**

WEATHER CONDITIONS: **Cloudy, 55 degrees, early fall**

PRESENT: **Al Cottingham and Caleb Peterson**

	<b>OK</b>	<b>Not OK</b>	
1.	X	<input type="checkbox"/>	Steep slopes (1:1 or greater) protected.
2.	X	<input type="checkbox"/>	Security gate installed and used.
3.	X	<input type="checkbox"/>	Operating hours honored.
4.	X	<input type="checkbox"/>	Inactive slopes maintained.
5.	X	<input type="checkbox"/>	Setbacks satisfactory (old @ 200' res.; 50' non-res.).
6.	X	<input type="checkbox"/>	Stockpiles @ 500' (100' non-res.); height @ 40'.
7.	X	<input type="checkbox"/>	Excavation @ 500' (100' non-res.).
8.	<input type="checkbox"/>	<input type="checkbox"/> NA	Asphalt plant @ 2,600' (1,000' non-res.; 500' old).
9.	<input type="checkbox"/>	<input type="checkbox"/> NA	Crushing plant on pit floor.
10.	X	<input type="checkbox"/>	Erosion/drainage controlled; no standing water.
11.	X	<input type="checkbox"/>	Dust control.
12.	X	<input type="checkbox"/>	Level bottom in non-active areas.
13.	X	<input type="checkbox"/>	Noise levels not exceeded.
14.	X	<input type="checkbox"/>	Reclamation of mined-out sections.
15.	X	<input type="checkbox"/>	Recyclable materials present over 2 years.

### **COMMENTS**

There was little activity in the County pit this year with approximately 4,000 cubic yards of recycled material being removed. There is a security gate at Airport Road that is used as required; the FDL Reservation Pit is adjacent and to the direct east of this pit. They use this pit for County Road projects in the area and will stockpile blacktop from some of the road projects for use in the future. They estimate approximately 8,000 cubic yards of stockpiled materials will be removed from the site next year. There may be a limited amount of ditching/topsoil material brought into the site next year.











## GRAVEL MINE ANNUAL INSPECTION CHECKLIST

SITE IDENTIFICATION: **Ulland Sand and Gravel Pit**

DATE OF INSPECTION: **October 24, 2023** TIME OF DAY: **2:00 pm**

WEATHER CONDITIONS: **Cloudy, 55 degrees, early Fall**

PRESENT: **Al Cottingham and Caleb Peterson**

	<b>OK</b>	<b>Not OK</b>	
1.	X	<input type="checkbox"/>	Steep slopes (1:1 or greater) protected.
2.	X	<input type="checkbox"/>	Security gate installed and used.
3.	X	<input type="checkbox"/>	Operating hours honored.
4.	X	<input type="checkbox"/>	Inactive slopes maintained.
5.	X	<input type="checkbox"/>	Setbacks satisfactory (old @ 200' res.; 50' non-res.).
6.	X	<input type="checkbox"/>	Stockpiles @ 500' (100' non-res.); height @ 40'.
7.	X	<input type="checkbox"/>	Excavation @ 500' (100' non-res.).
8.	X	<input type="checkbox"/>	Asphalt plant @ 2,600' (1,000' non-res.; 500' old).
9.	<input type="checkbox"/>	NA	Crushing plant on pit floor.
10.	X	<input type="checkbox"/>	Erosion/drainage controlled; no standing water.
11.	X	<input type="checkbox"/>	Dust control.
12.	X	<input type="checkbox"/>	Level bottom in non-active areas.
13.	X	<input type="checkbox"/>	Noise levels not exceeded.
14.	X	<input type="checkbox"/>	Reclamation of mined-out sections.
15.	X	<input type="checkbox"/>	Recyclable materials present over 2 years.

### **COMMENTS**

The Ulland Pit is located south of I-35 and west of Hwy 45. The property is zoned Heavy Industrial.

They have had an asphalt plant set up at various times in the pit. They had removed approximately 92,000 cubic yards of material from the site through mid-October. They noted it is difficult to identify the amount of material that will leave the pit next year since they do not have any contracts yet. They used the 14<sup>th</sup> Street entrance for a limited time while they were working on a project at the airport.

Staff has received a couple of complaints about working before and after hours at this site. Some equipment was being returned to the site after hours and the asphalt plant was started so it could warm up for production. Staff discussed these internally and felt they were not a violation of the approval since they were not moving or removing material from the site.









## GRAVEL MINE ANNUAL INSPECTION CHECKLIST

SITE IDENTIFICATION: **Zack Sand and Gravel – Stark Road**

DATE OF INSPECTION: **October 24, 2023** TIME OF DAY: **1:00 pm**

WEATHER CONDITIONS: **Cloudy, 55 degrees, early Fall**

PRESENT: **Al Cottingham and Caleb Peterson**

	<b>OK</b>	<b>Not OK</b>	
1.	X	<input type="checkbox"/>	Steep slopes (1:1 or greater) protected.
2.	X	<input type="checkbox"/>	Security gate installed and used.
3.	X	<input type="checkbox"/>	Operating hours honored.
4.	X	<input type="checkbox"/>	Inactive slopes maintained.
5.	X	<input type="checkbox"/>	Setbacks satisfactory (old @ 200' res.; 50' non-res.).
6.	X	<input type="checkbox"/>	Stockpiles @ 500' (100' non-res.); height @ 40'.
7.	X	<input type="checkbox"/>	Excavation @ 500' (100' non-res.).
8.	<input type="checkbox"/>	<input type="checkbox"/> NA	Asphalt plant @ 2,600' (1,000' non-res.; 500' old).
9.	X	<input type="checkbox"/>	Crushing plant on pit floor.
10.	X	<input type="checkbox"/>	Erosion/drainage controlled; no standing water.
11.	X	<input type="checkbox"/>	Dust control.
12.	X	<input type="checkbox"/>	Level bottom in non-active areas.
13.	X	<input type="checkbox"/>	Noise levels not exceeded.
14.	X	<input type="checkbox"/>	Reclamation of mined-out sections.
15.	X	<input type="checkbox"/>	Recyclable materials present over 2 years.

### **COMMENTS**

The Zack Sand and Gravel pit is located behind the Cloquet Business Park off of Stark Road. This property is zoned Farm Residential. This is a small operation located away from any development. There have been no complaints about the operation. Mr. Zack purchased a crusher last year and has begun using it. There were approximately 5,000 cubic yards of material removed from this site this year. Excavation has reached its limits along a portion of the site along the north property line and site restoration and slopes need to begin being established. Mr. Zack plans on crushing next season of concrete and bituminous that have been brought onto the site.











Community Development Department  
101 14<sup>th</sup> Street • Cloquet MN 55720  
Phone: 218-879-2507 • Fax: 218-879-6555

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To: Cloquet Planning Commission  
From: Al Cottingham, City Planner/Zoning Administrator  
Date: November 8, 2023

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**ITEM DESCRIPTION: ZONING CASE 23-12: ZONING ORDINANCE TEXTUAL AMENDMENT – MOBILE STORAGE STRUCTURES/SHIPPING CONTAINERS IN THE FR – FARM RESIDENTIAL DISTRICT**

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**Background**

The Planning Commission decided to look at amending the Mobile Storage Structures/Shipping Containers section of the Ordinance and allowing them in the FR – Farm Residential District on a limited basis. The Ordinance currently allows these units in all residential districts for a period not to exceed three weeks and not more than twice during a 60-day period.

A public hearing will be held on Tuesday, November 14, 2023, to consider possible amendments to the text of the Cloquet Zoning Ordinance. A legal notice was published in the Pine Knot on November 3, 2023, property owners were **not** sent a notice of the hearing since this is a textual amendment. The amendment, if approved, would amend Section 17.5.07 Subd. 2. D. of the Zoning Ordinance to allow a limited number of units in the FR – Farm Residential District.

**Policy Objectives**

In 2020 the city amended the Ordinance and the requirements for the units in all residential districts. There was no difference made for the larger lots in the Farm Residential District.

**Financial Impacts**

The Zoning Ordinance Text Amendment fee is \$300. These fees have been waived since the city is the applicant.

**Advisory Committee Action Requested**

The Planning Commission should listen to any testimony that is given at the public hearing and then review the draft Ordinance language to be sure it covers the topic to their satisfaction. The Commission should then recommend approval or denial of the Ordinance to the City Council.



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**Staff Recommendation**

Staff would recommend approval of the Zoning Ordinance Text Amendment as identified in the attached pages.

**Supporting Documents Attachments**

- Resolution 23-12
- Draft Ordinance

**CITY OF CLOQUET**

**COUNTY OF CARLTON**

**STATE OF MINNESOTA**

Commissioner \_\_\_\_\_ offered the following Resolution and moved its adoption.

**RESOLUTION NO. 23-12**

**A RESOLUTION RECOMMENDING THE CITY COUNCIL OF CLOQUET APPROVE THE ATTACHED ORDINANCE RELATING TO MOBILE STORAGE STRUCTURES/SHIPPING CONTAINERS**

**WHEREAS**, the City of Cloquet is proposing to amend the Zoning Ordinance regarding mobile storage structures/shipping containers in the FR – Farm Residential District; and

**WHEREAS**, As required by ordinance, notification was advertised in the Pine Knot. A public hearing was held to consider the application at the regular meeting of the Cloquet Planning Commission on November 14, 2023, at which time Zoning Case / Development Review No. 23-12 was heard and discussed; and

**WHEREAS**, the Planning Commission reviewed the staff report and recommends approval of the attached ordinance.

**NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA**, the Planning Commission recommends approval of Zoning Case 23-12 to the Cloquet City Council and the attached ordinance; and

The foregoing motion was duly seconded by Commissioner \_\_\_\_\_ and being put to vote members voted: AYE: \_\_\_\_ NAY: \_\_\_\_ ABSENT: \_\_\_\_

PHILIP DEMERS \_\_\_\_\_

BRITTANY KUSCHEL \_\_\_\_\_

TERRI LYYTINEN \_\_\_\_\_

ELIZABETH POLLING \_\_\_\_\_

MICHELLE WICK \_\_\_\_\_

Passed and adopted this 14<sup>th</sup> day of November 2023.

CITY OF CLOQUET

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TERRI LYYTINEN  
CHAIR

ATTEST: \_\_\_\_\_  
Alan Cottingham  
City Planner/Zoning Administrator

**ORDINANCE NO. XXX**

**AN ORDINANCE TO AMEND CHAPTER 17 OF THE MUNICIPAL CODE  
PERTAINING TO MOBILE STORAGE STRUCTURES/SHIPPING CONTAINERS**

The City Council of the City of Cloquet does hereby ordain as follows:

**Section 1.** **Section 17.5.07, Mobile Storage Structures/Shipping Containers, Subd. 2, Special Requirements for Residential Properties,** is amended to include the following:

- D. FR – Farm Residential District. On lots larger than 2-acres no more than one mobile storage structure/shipping container up to 40 feet in length or two up to 20 feet in length are allowed.

**Section 2. Effective Date.** This ordinance shall take effect and be in force from and after its passage and publication in accordance with the law.

Passed this 5<sup>th</sup> day of December 2023.

CITY OF CLOQUET

By: \_\_\_\_\_  
Its Mayor

ATTEST:

By: \_\_\_\_\_  
Its City Administrator

Published this \_\_\_\_\_ day of \_\_\_\_\_, 2023.



Community Development Department  
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Phone: 218-879-2507 • Fax: 218-879-6555

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To: Cloquet Planning Commission  
From: Al Cottingham, City Planner/Zoning Administrator  
Date: November 8, 2023

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**ITEM DESCRIPTION: ZONING CASE 23-13: SACRED COMMUNITIES AND MICRO-UNIT DWELLINGS**

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**Background**

Earlier this year the state statute was amended pertaining to “Sacred Communities and Micro-Unit Dwellings” that would take effect January 1, 2024. One of the provisions in the statute is “Unless the municipality has designated sacred communities meeting the requirements of this section as permitted uses, a sacred community meeting the requirements of this section shall be approved and regulated as a conditional use without the application of additional standards not included in this section. When approved, additional permitting is not required for individual micro units.”

Staff felt rather than amending our Ordinance since the statute stated they would be required as a conditional use unless stated otherwise we would leave the Ordinance alone and require them to apply for a conditional use permit.